

HISTORIC PRESERVATION COMMISSION

Minutes

October 12, 2006

Salisbury, North Carolina

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, October 12, 2006, in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairman, Michael Young.

In addition to Michael Young, the following members were present: Jack Errante, Raemi Evans, Ronald Fleming, Susan Hurt, Anne Lyles, and Wayne Whitman

Michael Young welcomed all persons present and read the meeting's purpose and procedures.

Requests for Certificates of Appropriateness

H-39-04 130 E. Liberty St. - City of Salisbury, owner; Deb Young, applicant

Request: Revisions to previously approved Certificate of Appropriateness for addition of 14,000 sq. ft. for Police Department

Deborah Young was sworn to give testimony for the request.

Wendy Spry, first of all informed the Commission that upon her final inspection at the Police Department for their Certificate of Occupancy she noticed a discrepancy in 2 of the elevations with the way the windows were configured. She presented slides to show the rear view elevation where 2 windows are located but only 1 was approved; and on the west side elevation where windows approved were not put in. The approved construction drawings were also shown.

As the slide presentation continued, Deb Young testified that the entire end of the building where the proposed windows were to be located ended up being mechanical space, as well as electrical rooms, and telephone rooms. She said, "That is primarily the reason the windows were removed – to accommodate the security of those mechanical systems, electrical systems, and telephone communications."

Deb Young then presented the new lighting mount and globe that will be located on the building.

In response to a question from Michael Young, she stated that the lighting would give illumination to the entryway and steps and provide accent light for the handicap area.

There was no one present to speak in support or opposition to the request.

Deliberation

Michael Young informed Deb Young that he was a little disappointed that they did not come before the Commission for the window approval. He said that in the case of a blank wall the Commission usually requests that the windows and caps be set a way to make it appear that a window is there. He stated that it would have been nice to have done something with the blank wall especially since it is visible from the street.

There were no other comments from Commission members.

Susan Hurt made the motion as follows: “I move that the Commission find the following facts concerning application #H-39-04 – that Deb Young, applicant for the City of Salisbury, owner of 130 E. Liberty St., appeared before the Commission and sought a Certificate of Appropriateness for revisions to a previously approved Certificate of Appropriateness for the already constructed addition of 14,000 sq. ft. for the Police Department and specifically that we have been asked to retroactively approve two changes to the placement of windows – one on the north elevation where the original plans were approved for one window and where the construction design included two, and on the west elevation where there was approval for the windows to be installed and windows were not installed; also, for the approval of temporary lighting with the lighting fixtures approved in the original Certificate of Appropriateness; no one appeared before the Commission to support or oppose this request, this request should be granted based on the Secretary of Interior Standards for Rehabilitation, and Chapter 3 – New Construction and Additions, pages 46-49, guidelines 1-16 of the Non-Residential Historic District Design Guidelines; therefore I further move that a Certificate of Appropriateness for Application #H-39-04 be granted to Deb Young, applicant for the City of Salisbury, owner of 130 E. Liberty St., to make the changes detailed in the motion.”

Raemi Evans seconded the motion; all members present voted AYE.

H-42-06 618 S. Fulton St. – Daniel J. DeGraaf, owner

Request: Replace existing copper gutters and downspouts with white aluminum, same size; repaint house trim white (same as existing)

Daniel DeGraaf was sworn to give testimony for the request. Staff presented slides.

Mr. DeGraaf informed the Commission that the guttering and downspout system on the house was failing. He said that he would like to replace the existing copper gutters and downspouts with white seamless aluminum gutters in the same size and profile. He informed the Commission that the quote he received for the seamless copper was cost prohibitive. He further stated that he had also contacted a company that could replace only the sections that needed to be replaced. He was told that there was very little to be saved, and that cost was even more expensive.

Michael Young read from the Residential Historic District Design Guidelines - Chapter 2 Changes to Buildings, pages 10 and 11, as follows:

2. Retain and preserve all architectural features that are character-defining elements of the roof, such as cupolas, chimneys, dormers, and turrets.
12. If new gutters and downspouts are necessary, install them so that no architectural features are damaged or lost.
13. Coat replacement gutters and downspouts with paint or a baked-enamel finish in a color appropriate to the color of the house, unless they are made of copper.

In response to a question from Michael Young, Mr. DeGraaf stated that the quote received for copper guttering was between \$11-15,000.

Deliberation

Jack Errante asked if his interpretation of guideline #13 was correct in that unless the gutters are copper they do not need to be coated.

Susan Hurt stated that her interpretation is if they are not made of copper then there is guideline which applies to the coating color for them.

Susan Hurt noted that there many issues recently dealing with the argument of something being “cost prohibitive” to preserve the original elements. Michael Young replied, “that is a part of living in the historic district and there are no provisions made for whether something is cost prohibitive or not.”

Janet Gapen shared information she had recently read in the National Park Service website in reference to the cost prohibitive question. She stated that although it is not mentioned in our local guidelines, according to the article she read, there has been some discussion that the Secretary of Interior Standards were not meant to impose extremely cost prohibitive types of repairs and projects on the property owner. However; she stated, the Commission would need to research that information further to determine exactly what it applies to.

In response to Susan Hurt who asked how many houses in the districts have copper gutter systems, Janet Gapen stated that most have the baked enamel.

Anne Lyles asked Mr. DeGraaf how many colors there were to select from in the baked enamel. Mr. DeGraaf said the installer suggested bronze which would match the downspouts but he was not sure how it would stand out against the white facial boards on the house.

Anne Lyles stated that the bronze color would blend better with the brick.

Michael Young requested that Mr. DeGraaf bring samples of the bronze finished material to the next meeting. He said, "Once the copper is gone, its gone, and I don't want to rush into this one." He also asked Mr. DeGraaf to try to get another quote on the copper.

Mr. DeGraaf agreed to both the requests.

Motion

Jack Errante made the motion to table until the next meeting. Ron Fleming seconded the motion and all members present voted AYE.

H-43-06 1422 N. Main St. – Mark & Paula Domske, owner

Request: Replace five 4-square windows with vinyl 4-square windows

The applicant was not present.

Other Business

DRAC member replacement

Janet Gapen informed the Commission that Diane Young has resigned from DRAC.

She asked if the members would think about a possible replacement and be prepared to submit 2 or 3 names at the next meeting.

In response to a question from Michael Young, Ms. Gapen stated that the committee has both an architect and a builder. She said there was room to go with a preservationist.

Committee Reports

Minor Works Wendy Spry answered questions from Commission members relative to the following addresses for minor work approvals: 125 S. Main St. (Queen's Gifts), 415 S. Fulton St. (Gregory Shields, owner) and 116 ½ N. Main St. (Hap's Grill).

Appeal to ZBA Wendy Spry informed the Commission that Michael and Susan Leary, owners of 510 S. Jackson St., Application #H-34-06, have appealed to the Zoning Board of Adjustment and will be heard at their November 13th meeting. She stated that there should be Commission members present.

Michael Young and Susan Hurt agreed to attend the meeting.

Rules of Procedure

Janet Gapen stated that all changes requested at the last meeting have been made to the Rules of Procedure, and are ready for the final approval.

Susan Hurt made the motion to approve the changes to the Rules of Procedure
Jack Errante seconded the motion; all members present voted AYE.

Ms. Gapen informed the Commission that City Council should take into consideration the
2 vacancies on the Commission at their next meeting.

Approval of Minutes

The September minutes were approved upon a motion from Susan Hurt, seconded by Ron
Fleming, and all members voting AYE.

Adjournment

With no other business to come before the Commission, the meeting was adjourned by
the Chair.

Michael Young, Chair

Judy Jordan, Secretary